

## 2.0 EIA Approach and Methodology

### 2.1 Introduction

This chapter of the Environmental Statement (ES) sets out the broad approach and methodology used in the preparation of the ES. The specific methodology applied to each of the technical impact assessments is set out in the third section of each technical chapter.

The preparation, co-ordination and completion of the ES has been undertaken with reference to Schedule 4 of the 2011 EIA Regulations and the following recognised good practice guidance:

- Institute of Environmental Management and Assessment (IEMA) (2014) EIA Quality Mark ES Review Criteria; and
- National Planning Practice Guidance

### 2.2 Content of the Environmental Statement

Schedule 4 of the 2011 EIA Regulations presents a list of information required for inclusion in Environmental Statements. Regulation 2(1) defines an Environmental Statement as a statement –

- That includes such of the information referred to in Part 1 of Schedule 4 as is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but*
- That includes at least the information referred to in Part 2 of Schedule 4.*

In accordance with UK EIA best practice, this ES aims to include the information requirements set out in Part 1 of Schedule 4. *Table 2.1* shows where these information requirements have been included or addressed in this ES.

<b>Table 2.1 Information for Inclusion in Environmental Statements</b>	
<b>Schedule 4 Requirement</b>	<b>Where Addressed in ES</b>
1. A description of the development comprising information on the site, design and size of the development during construction and operation.	<p><i>Chapter 3</i> describes the site and its surroundings in the context of the EIA.</p> <p><i>Chapter 4</i> presents information on the proposed development and other developments to be included in the cumulative assessment.</p> <p><i>Chapter 2</i> includes timescales for construction and occupation. <i>Chapter 4</i> describes the sequencing of development.</p>

<p>2. An outline of the main alternatives studied by the applicant and an indication of the main reasons for his choice taking into account the environmental effects.</p>	<p><i>Section 4.5</i> of the ES provides an outline of the main alternatives.</p>
<p>3. A description of the aspects of the environment likely to be significantly affected by the development, including, in particular:</p>	<p>The ES includes an assessment of the potential significant effects of the proposed development on the listed aspects in the following chapters:</p>
<ul style="list-style-type: none"> <li>• Population</li> </ul>	<p><i>Chapter 5 – Socio-economics</i> <i>Chapter 7 – Landscape and Visual</i> <i>Chapter 11 – Water Resources</i> <i>Chapter 13 – Transport and Accessibility</i> <i>Chapter 14 – Noise and Vibration</i> <i>Chapter 15 – Air Quality</i></p>
<ul style="list-style-type: none"> <li>• Fauna and Flora</li> </ul>	<p><i>Chapter 6 – Ecology</i></p>
<ul style="list-style-type: none"> <li>• Soil</li> </ul>	<p><i>Chapter 8 – Soils and Agriculture</i></p>
<ul style="list-style-type: none"> <li>• Water</li> </ul>	<p><i>Chapter 11 – Water Resources</i></p>
<ul style="list-style-type: none"> <li>• Air</li> </ul>	<p><i>Chapter 15 – Air Quality.</i></p>
<ul style="list-style-type: none"> <li>• Climatic factors</li> </ul>	<p><i>Chapter 11 – Water Resources</i> <i>Chapter 15 – Air Quality</i></p>
<ul style="list-style-type: none"> <li>• Material assets including architectural and archaeological heritage</li> </ul>	<p><i>Chapter 9 – Cultural Heritage</i> <i>Chapter 10 - Archaeology</i></p>
<ul style="list-style-type: none"> <li>• Landscape</li> </ul>	<p><i>Chapter 7 – Landscape and Visual.</i></p>
<ul style="list-style-type: none"> <li>• Interaction of the above factors</li> </ul>	<p>Technical chapters (<i>Chapters 5 – 15</i>).</p>
<p>4. A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects.</p>	<p><i>Chapters 5 – 15</i> assess the potential significant effects of the proposed development and these are summarised in <i>Chapter 16</i>.</p>
<p>5. A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.</p>	<p>Mitigation measures are presented in the fifth section of each of the technical chapters (<i>Chapters 5 – 15</i>). A summary of the mitigation measures and their means of delivery is presented in <i>Chapter 16</i> of the ES.</p>
<p>6. A non-technical summary of the information provided under paragraphs 1 to 5.</p>	<p>A separate non-technical summary is provided.</p>
<p>7. An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant or appellant in compiling the required information.</p>	<p>General difficulties relating to the undertaking of the EIA are included in <i>Chapter 2</i>. Technical difficulties relating to the assessment of particular aspects of the developments are included in the technical chapters (<i>Chapters 5 – 15</i>).</p>

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## 2.3 Scoping and Consultation

### 2.3.1 EIA Scoping

An EIA Scoping Request was submitted to West Berkshire Council in June 2014 and is included in *Appendix B1*.

A Scoping Opinion was subsequently received from West Berkshire Council (WBC) in August 2014 (*Appendix B2*). Annex 1 of *Appendix B2* includes a list of the parties that were consulted and whether they provided responses as part of the EIA Scoping process. Copies of the responses are then included in Annex 2.

### 2.3.2 Pre-application Public and Stakeholder Consultation

As stated in *Section 1.3*, there have been four previous planning applications submitted by the applicants for development at Sandleford Park and these have been informed by consultation with local stakeholders and the public.

Further details of the consultation undertaken to date is included in the Statement of Community Involvement (SCI) which supports the planning application and a summary is provided below:

- **February 2015:** Newsletter sent to local residents and a public exhibition held on 24<sup>th</sup> February 2015.
- **March 2015:** Meeting with Falkland Surgery.
- **April 2015:** Meetings with Newbury Town Council and Greenham Parish Council.
- **May 2015:** Meeting with Greenham Parish Council.
- **June 2015:** Second public exhibition on revised proposals held on 18<sup>th</sup> June 2015.
- **January 2016:** Meetings with Newbury Town Council and Greenham Parish Council.
- **October 2016:** Newsletter sent to local residents informing them of a new application and meetings held with Newbury Town Council and Greenham Parish Council.
- **December 2017:** Meeting held with Newbury Town Council to discuss the latest planning application.
- **April 2018 onwards:** Consultation undertaken by WBC on application 18/00764/OUTMAJ and joint working with the applicants for the Sandleford Park West scheme (ref: 18/00828/OUTMAJ)

The comments raised by local stakeholders and the public that relate to this EIA include the following topics, with a summary of the responses included in *Appendix B3*:

- The layout and management of the Country Park and potential effects on ecology;
- Points of access on Monk's Lane and traffic effects on the local highway network;
- Pressure on local community infrastructure.

It should be noted that the consultation undertaken primarily in 2015 and 2016 included proposals for the whole of the Sandleford Park allocation and therefore, many of the comments relate to development at New Warren Farm to the west of the application site.

Where possible or necessary, comments made by the public and local stakeholders have been taken into account as part of the EIA.

### 2.3.3 Additional Technical Consultation

Following the receipt of the EIA Scoping Opinion in August 2014, further technical consultation has been undertaken by the EIA project team during the preparation of the ESs for the previous planning applications and subsequent determination of the applications.

Details of specific technical EIA scoping and consultation are set out in *Section 2* of the technical ES chapters (*Chapters 5 – 15*).

## 2.4 Scope of the Environmental Impact Assessment

### 2.4.1 Technical Scope

The scope of the EIA is based on the following and a summary of the EIA scope is shown in *Table 2.3*:

- Schedule 4 of the 2011 EIA Regulations
- EIA Scoping Report issued to WBC in June 2014 (*Appendix B1*)
- Scoping opinion received from WBC in August 2014 (*Appendix B2*)
- Public and stakeholder consultation;
- Additional technical consultation undertaken during the preparation of the various ESs supporting the planning applications.

<b>ES Chapter</b>	<b>Summary of Scope</b>
1 – Introduction	<ul style="list-style-type: none"> <li>• Requirement for EIA and the purpose of the ES;</li> <li>• Application description;</li> <li>• Structure of the ES; and</li> <li>• ES availability.</li> <li>• Figure 1.1 – Site Location</li> <li>• Figure 1.2 – Application Boundary</li> </ul>
2 – EIA Approach and Methodology	<ul style="list-style-type: none"> <li>• Scoping and consultation;</li> <li>• Content of the ES;</li> <li>• EIA methodology.</li> </ul>
3 – Site and Surroundings	<ul style="list-style-type: none"> <li>• The site;</li> <li>• Site surroundings.</li> </ul>
4 – Proposed Development	<ul style="list-style-type: none"> <li>• Description of the proposed development;</li> <li>• Anticipated timescales for construction and occupation;</li> <li>• Description of cumulative development.</li> </ul>
5 – Socio-economics	<ul style="list-style-type: none"> <li>• Assessment of potential social and economic effects on human beings and community facilities.</li> </ul>

6 – Ecology	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> <li>• Designated sites;</li> <li>• Ecologically important habitats; and</li> <li>• Protected species.</li> </ul>
7 – Landscape and Visual	<p>Assessment of potential:</p> <ul style="list-style-type: none"> <li>• Effects on designated sites;</li> <li>• Effects on landscape features and character; and</li> <li>• Visual effects.</li> </ul>
8 – Soils and Agriculture	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> <li>• Soils; and</li> <li>• Agricultural resources.</li> </ul>
9 – Cultural Heritage	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> <li>• Designated sites;</li> <li>• Above ground built heritage assets.</li> </ul>
10 – Archaeology	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> <li>• Below-ground cultural heritage.</li> </ul>
11 – Water Resources	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> <li>• Surface water receptors; and</li> <li>• Population (flood risk).</li> </ul>
12 – Utilities	<p>Assessment of potential effects on service supplies and identification of the outline requirements for necessary reinforcements to existing networks.</p>
13 – Transport and Accessibility	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> <li>• Severance;</li> <li>• Driver delay;</li> <li>• Pedestrian and cyclist delay and amenity;</li> <li>• Public transport;</li> <li>• Accidents and safety; and</li> <li>• Hazardous loads.</li> </ul>
14 – Noise & Vibration	<p>Assessment of potential effects to internal and external receptors through:</p> <ul style="list-style-type: none"> <li>• Construction noise;</li> <li>• Traffic noise; and</li> <li>• Noise during occupation.</li> </ul>
15 – Air Quality	<p>Assessment of potential effects to internal and external receptors through:</p> <ul style="list-style-type: none"> <li>• Construction e.g. dust, traffic emissions; and</li> <li>• Occupation e.g. traffic emissions</li> </ul>
16 – Summary of Effects and Mitigation	<ul style="list-style-type: none"> <li>• Summary of effects;</li> <li>• Summary of cumulative and ‘in-combination’ effects;</li> <li>• Summary of mitigation measures; and</li> <li>• Delivery of mitigation measures.</li> </ul>

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## 2.4.2 Spatial Scope

The geographical or spatial scope of the EIA takes into account the following factors:

- The physical extent of the proposed development which is defined on the parameter plans (*Figures 4.1 – 4.3*);
- The nature of the baseline environment.

It is important to put the spatial extent of the predicted impacts into the context of the site and the nature of their effects. The study area or spatial scope for each technical assessment is defined and stated in the methodology section of each chapter. For example, flooding and drainage will be limited to the site and the immediate surroundings. Transport will assess impacts on the local and strategic highway network.

## 2.4.3 Temporal Scope

The temporal scope for each technical assessment is defined and stated in *Section 3* of each technical chapter. In terms of the broad construction and occupation timescales:

- Start of site 12 months from permission (estimated start in Summer 2021);
- Construction duration for the application site is estimated to be from 2021 to 2031;
- Occupation from 2022 onwards for at least 100 years.

## 2.5 Assessment of Environmental Effects

The purpose of the ES is to identify and evaluate the likely significant environmental impacts associated with the proposed development. These are then assessed based on the nature of the impact (following mitigation) and the nature of the receiving environment. This determines the significance of their effect.

There is no statutory definition of significance. In this ES the following descriptive terms are used:

- Substantial;
- Moderate;
- Minor;
- Negligible.

The meaning of the terms in relation to the nature of impacts and receptors is shown in the following indicative matrix. However, as the nature of the impacts and the receptors vary by topic, the criteria used to predict the significance of effects arising are set out in the methodology section of each of the technical assessment chapters.

		Nature of Receptor (Sensitivity / Value / Importance)			
		High	Medium	Low	Negligible
Nature of Impact (Magnitude / Probability / Reversibility etc)	High	Substantial	Substantial	Moderate	Negligible
	Medium	Substantial	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

The following terms are also used to aid the description of the effect:

**Beneficial** – positive effects;

**Adverse** – negative effects;

**Short/Medium/Long Term** – length of the effect;

**Permanent** – effect cannot be reversed;

**Temporary** – effect can be reversed (e.g. construction impacts);

**Direct** – effects that are a direct result of the proposed development;

**Indirect** – effects that may be a ‘knock-on’ result of direct effects.

## 2.6 Mitigation of Environmental Impacts

The development of mitigation measures is an integral part of EIA. Mitigation measures are set out in each of the technical assessment chapters where significant impacts are identified, with the aim of avoiding, reducing, or compensating for potential adverse effects and maximising potential beneficial effects.

In each technical chapter, the specialists undertaking the EIA have identified appropriate mitigation measures based on their assessment of potential significant impacts. These mitigation measures are divided into:

- **Inherent mitigation measures** – those ‘designed in’ to the scheme and certain to be delivered, i.e. what is proposed on the application form, parameter plans and access drawings;
- **Standard mitigation measures** – e.g. mitigation with a high degree of certainty over delivery i.e. measures to be included in a draft Construction Environmental Management Plan (CEMP) or secured through planning conditions; and
- **Actionable mitigation measures** - those that require a controlling mechanism or legal undertaking to be implemented, but are under the control of the applicant, Local Authority, Highway Authority or Education Authority and therefore, have a good certainty

over delivery, e.g. measures included in a Community Infrastructure Levy (CIL) or S106 and S278 agreements.

The determination of the significance of effects in each of the technical chapters is presented under the following scenarios:

- **Impact Assessment** - with inherent and standard mitigation measures implemented;
- **Residual Impact Assessment** – with inherent/standard and actionable mitigation measures implemented.

The implementation and commitment to these measures is set out in *Chapter 16* and the draft Construction Environmental Management Plan (CEMP) in *Appendix D1*.

## 2.7 Cumulative Effects

The EIA Regulations require an ES to include consideration of significant cumulative effects. Each technical chapter (*Chapters 5-15*) includes an assessment of potential cumulative effects with the proposed Sandleford Park West scheme and other nearby developments.

A separate planning application for Sandleford Park West has been submitted by Donnington New Homes (ref: 18/00828/OUTMAJ) which includes the remaining land within the Sandleford Park allocation at New Warren Farm, as well as adjacent land known as Sanfoin. Further details are set out in *Section 4.5.1*.

The EIA Scoping Opinion (*Appendix B2*) lists other developments that should be included in the cumulative assessment. This list has been revised to include additional developments that have come forward since then and further information is provided in *Section 4.5.2*.

The list of developments includes a new 1 Form Entry Primary School to the east of the site known as Highwood Copse School (ref: 17/03434/COMIND) for which planning permission was granted in March 2018 and construction has commenced.

## 2.8 In-combination Effects

A summary of potentially significant 'in-combination' effects has been included in *Chapter 16*.

In-combination effects are where a single receptor could be impacted by several different types of effects, e.g. nearby residents could be impacted by a combination of noise, dust and visual impacts during construction of a proposed development.

A matrix approach has been used to identify where there may be multiple residual effects on a particular receptor.

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## **2.9 Assumptions and Difficulties Experience in Compiling Information**

### **2.9.1 Key Assumptions**

The following assumptions have formed the basis of the methodology within the ES and are generic throughout the ES:

- Development at Sandleford Park West will be in general accordance with the details set out in application 18/00828/OUTMAJ, which at the time of writing were the revised plans submitted in December 2019.
- Highwood Copse School will be developed in general accordance with application 17/03434/COMIND, which will include a vehicular link from the eastern boundary of the site to Newtown Road (A339).
- Standard and actionable mitigation will be implemented.

### **2.9.2 Difficulties in Compiling Information**

No significant limitations in terms of technical studies have been identified.

Where uncertainty of impacts was encountered or where there were limitations in terms of information availability, this is stated within the technical chapters.